

BEG NW COR OF NW1/4 OF NW1/4,
RUN E 210 FT, S 210 FT, W 210
FT, N 210 FT TO POB, EX RD R/W

HUTER ERIK C/HUTER TANYA
22741 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

22-7S-17-10051-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	22717.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	9,008
BAS	160	100		160	10,677
BAS	372	100		372	24,824
BAS	1,082	100		1,082	72,201
FDU	960	60		576	38,436

TOTALS	2,709			2,325	155,145
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0 100	16	42	672.00	UT	9.00	9.00	50	2007
2	0261	PRCH, UOP	0 100	12	9	108.00	UT	9.00	9.00	50	2007
3	0080	DECKING	0 100	0	0	580.00	UT	7.50	7.50	50	2007
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.25	AC	
3	9600	C	WASTELAND	100			0.00	0.00	1.25	AC	

REVIEW DATE	01/04/2018	BY	DF
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,325	91.6650	102.66	238,684	1961	1995	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1749 HX Base Yr 2020											

22741 S US HIGHWAY 441 , HIGH SPRINGS	BLD DATE	LGL DATE	02/28/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,685											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,145	
TOTAL MARKET OB/XF VALUE		6,685	
TOTAL LAND VALUE - MARKET		41,000	
TOTAL MARKET VALUE		202,830	
SOH/AGL Deduction		49,963	
ASSESSED VALUE		152,867	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		102,145	
TOTAL JUST VALUE		202,830	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21521	GARAGE	320	02/16/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1405/1718	2/07/2020	WD	U	I	11	100	
GRANTOR: RICK D & MARY D ENGLI							
GRANTEE: ERIK C & TANYA HUTE							
1402/1369	12/23/2019	WD	Q	I	01	182,000	
GRANTOR: RICK D & MARY D ENGLI							
GRANTEE: ERIK C & TANYA HUTE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= N8 W20 S8 E20\$BAS= W20 N8 W7S46 BAS= S5 E27 N5 W27\$E27 BAS= S5 E12 N31 W12 S26\$N38\$ PTR= N30 FDU= E32 N30 W32 S30\$ S30\$.											

Total Acres: 6.00	Total Land Value: 41,000	Market: 0	Agricultural: 0	Common: 41,000	PRINTED 09/22/2025 BY SYS
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